

## MINUTES OF MEETING OF STATE BUILDING COMMISSION

APRIL 11, 2002

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:10 a.m.	Department of Labor and Workforce Development	Commissioner Mike Magill
10:11 a.m.	Department of General Services	Commissioner Ed Jones
10:12 a.m.	University of Tennessee	President Eli Fly
10:13 a.m.	Military Department	General Jackie D. Wood
10:15 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:17 a.m.	Department of Transportation	Commissioner Bruce Saltsman
10:29 a.m.	Department of Finance and Administration	
10:35 a.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
C. Warren Neel, Commissioner, Department of Finance and Administration  
Steve Adams, State Treasurer  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State

### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist

### STATE BUILDING COMMISSION STAFF PRESENT

Michael A. Fitts, State Architect  
Georgia Martin, Administrative Assistant

OTHERS PRESENT

Larry Kirk, Department of Finance and Administration

Sharon Willis, Department of Finance and Administration

Charles Harrison, Comptroller's Office

Mark Wood, Secretary of State's Office

Janie Porter, Attorney General's Office

Genie Whitesell, Attorney General's Office

David Thurman, Legislative Budget Office

Col. Greg Phelps, Military Department

Keith Robinson, Tennessee Board of Regents

Jerry Preston, Tennessee Board of Regents

Dennis Johnson, Department of General Services

Ken Scalf, Department of Finance and Administration

George Brummett, Department of Finance and Administration

Pat Haas, Bond Finance

George Criss, University of Tennessee

Alvin Payne, University of Tennessee

Nancy Blevins, Department of Finance and Administration

Nick DePalma, Department of Finance and Administration

Dennis Raffield, THEC

Bob Woolf, Department of Finance and Administration

Cliff Steger, Department of Finance and Administration

Phil Scheurer, University of Tennessee

Doug Roberts, Department of Finance and Administration

Randall Jones, Department of General Services

Harold Shackleford, Department of Labor and Workforce Development

Carl Manka, Tennessee Board of Regents

Gary Beal, Vaughn & Melton

William Gass, Vaughn & Melton

Carl Cobble, Department of Transportation

Estel Hagewood, Department of Transportation

Lieutenant Governor Wilder called the meeting to order at 10:10 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT**

10:10 a.m.

Commissioner Magill requested action on the following matter.

**LABOR AND WORKFORCE CAREER CENTER, DYERSBURG, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **New Parking Lot / Repave Existing Lot**, including demolition of existing building on the lot, at the Labor and Workforce Career Center, Dyersburg, with design services to be accomplished by Tennessee Architectural Services.

<b>Estimated Project Cost:</b>	<b>\$160,000.00</b>
<i>SBC Project No.</i>	<i>300/000-01-02</i>

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DEPARTMENT OF GENERAL SERVICES

10:11 a.m.

Commissioner Jones requested action on the following matter.

**ELLINGTON AGRICULTURAL CENTER, NASHVILLE, TENNESSEE**

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$238,000.00 to \$318,000.00 (\$80,000.00 increase) of a project for **Maintenance Projects** at Ellington Agricultural Center, Nashville, Tennessee.

**Revised Estimated Project Cost:       \$318,000.00**  
**SBC Project No.     100/000-05-99**

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UNIVERSITY OF TENNESSEE

10:12 a.m.

President Fly requested action on the following matters.

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Master Plan Update** at University of Tennessee Health Science Center at Memphis, and the selection of The Pickering Firm to update the master plan.

**Estimated Project Cost:** \$150,000.00  
*SBC Project No.* 540/013-02-02

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dining Hall Renovations** at the University of Tennessee at Knoxville, with work to be accomplished by the vendor.

**Estimated Project Cost:** \$2,500,000.00  
*SBC Project No.* 540/009-03-02

- 2) Approved a request for approval of a revision in funding from \$2,600,000.00 to \$2,770,000.00 (\$170,000.00 increase) for **Campus Site Improvements (Phase II)** at the University of Tennessee, Knoxville, and authorization to award a contract to Walter Rice Construction Company, in the amount of \$2,393,400.00, in accordance with bids received April 4, 2002.

**Revised Estimated Project Cost:** \$2,770,000.00  
*SBC Project No.* 540/009-09-00

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MILITARY DEPARTMENT

10:13 a.m.

General Wood requested action on the following matters.

NATIONAL GUARD ARMORY, LEXINGTON, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Construct Storage Area Renovation** at National Guard Armory, Lexington, with design services to be accomplished by in-house design staff and departmental consultants.

**Estimated Project Cost:** \$50,000.00  
*SBC Project No.* 361/053-01-02

VOLUNTEER TRAINING CENTER, SMYRNA, TENNESSEE

- 1) Approved a request to cancel a project for Armed Forces Reserve Center at Volunteer Training Center, Smyrna, Tennessee.

**Estimated Project Cost:** \$11,750,000.00  
*SBC Project No.* 361/079-05-99

NATIONAL GUARD ARMORIES – MURFREESBORO, NASHVILLE, GALLATIN, LEWISBURG AND BUILDING 510 SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$799,067.12 to \$873,639.12 (\$74,572.00 increase) of a project for **Roof Repairs** at Murfreesboro, Nashville, Gallatin, Lewisburg and Building 510 – Smyrna, Tennessee.

**Revised Estimated Project Cost:** \$873,639.12  
*SBC Project No.* 361/000-04-98

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TENNESSEE BOARD OF REGENTS

10:15 a.m.

Chancellor Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$18,248,000.00 to \$18,798,000.00 (\$550,000.00 increase) and acknowledgment of the source of funding for the **University Center Redevelopment** at Austin Peay State University in Clarksville, Tennessee.

**Revised Estimated Project Cost:** \$ 18,798,000.00  
SBC Project No. 166/003-05-96

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Residence Halls Fire Alarm System Replacements** at East Tennessee State University in Johnson City, and the selection of I.C. Thomasson Associates to design and supervise the project.

**Estimated Project Cost:** \$ 592,000.00  
SBC Project No. 166/005-01-02

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$3,875,000.00 to \$4,004,500.00 (\$129,500.00 increase) and acknowledgment of the source of funding for **Fume Hood Upgrades** at the University of Memphis, and authorization to award a construction contract to Omega General Contractors, Inc., of Memphis, in the amount of \$1,107,636.00 for the base bid and Alternate No. 1, based upon the bids received March 20, 2002.

**Revised Estimated Project Cost:** \$ 4,004,500.00  
SBC Project No. 166/007-01-00

NASHVILLE STATE TECHNICAL INSTITUTE, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$12,510,000.00 to \$12,551,266.53 (\$41,266.53 increase) and acknowledgment of the source of funding for the **Advanced Technical Training Center in Cookeville** adjunct of Nashville State Technical Institute in Nashville, Tennessee.

**Revised Estimated Project Cost:** \$ 12,551,266.53  
SBC Project No. 166/034-01-94

**VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE**

- 1) Chancellor Manning presented a request for approval of a revision in scope and reallocation of funding of the project for **Former Library Renovation** at Volunteer State Community College in Gallatin, Tennessee. He stated that this action approves the funding for the purchase of the leased teaching site in Livingston. He said that the SBC Executive Subcommittee approved giving notice to the owner, contingent upon funding, of the Board's intention to purchase the facility, with the last year of rent being credited against the purchase price. He added that the estimated net purchase price will be \$390,000 (total price \$450,000), and that they felt this was the right direction to pursue with lease-holds that have proven to be viable locations. After general discussion, the request was approved as presented.

**Estimated Project Cost:**

**\$ 4,435,000.00**

SBC Project No. 166/025-01-96

**DISCUSSION OF BIDS**

- 1) **Northeast State Technical Community College, Blountville**  
(Welding & Auto Shop Building Reroof)  
SBC Project No. 166/038-01-01  
Bid date: 04/10/02  
SBC Action: Referred to Subcommittee with authority to act
- 2) **Austin Peay State University, Clarksville**  
(Meacham Apartments Structural Repairs)  
SBC Project No. 166/003-05-01  
Bid date: 04/10/02  
SBC Action: Referred to Subcommittee with authority to act
- 3) **East Tennessee State University, Johnson City**  
(College of Medicine Fire & Energy Management System)  
SBC Project No. 166/0005-02-00  
Bid date: 04/10/02  
SBC Action: Referred to Subcommittee with authority to act
- 4) **University of Memphis, Memphis**  
(Emerging Technology Complex)  
SBC Project No. 166/007-05-98  
Bid date: 04/10/02  
SBC Action: Referred to Subcommittee with authority to act



DEPARTMENT OF TRANSPORTATION

10:17 a.m.

Commissioner Saltsman requested action on the following matters.

SPECIAL ITEM

- 1) The Commission accepted the Quarterly Status Report for the Department of Transportation Improvement Programs.

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Construction of Salt Bins** at DeKalb, Henry and Meigs Counties, with design services to be accomplished by the Department.

**Estimated Project Cost:** **\$350,000.00**  
*SBC Project No. 245/000-01-02*

- 2) Approved a project and acknowledgment of the source of funding to purchase and construct **Wash Pad Awnings**, statewide, to be installed by force account.

**Estimated Project Cost:** **\$226,000.00**  
*SBC Project No. 245/000-02-02*

- 3) Approved an extension of a contract for **Statewide Contracting** for the maintenance of facilities operated by Department of Transportation, approval to allocate funding, and approval of the resulting proposals to enter into a contract for this work.

**Revised Estimated Project Cost:** **\$3,000,000.00**  
*SBC Project No. 240/001-01-01*

THREE REST AREA FACILITIES AT I-40 / I-81 SPLIT, JEFFERSON COUNTY, TN

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,700,000.00 to \$4,900,000.00 (\$1,200,000.00 increase) and approved the Early Design Phase of a project for **Replacement of Three Rest Area Facilities** at I-40 / I-81 split, Jefferson County, as presented by Bill Gass of the firm of Vaughn and Melton.

**Revised Estimated Project Cost:** **\$4,900,000.00**  
*SBC Project No. 240/046-01-01*

DEPARTMENT OF FINANCE AND ADMINISTRATION

10:29 a.m.

WAR MEMORIAL BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$55,000.00 to \$70,000.00 (\$15,000.00 increase) of a project for **Exit Upgrades** at the War Memorial Building, Nashville, Tennessee.

**Revised Estimated Project Cost:       \$70,000.00**  
*SBC Project No.    529/090-01-99*

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$70,000.00 to \$115,000.00 (\$45,000.00 increase) of a project for **Sandwich Shop** at W.R. Snodgrass Tennessee Tower, Nashville, Tennessee.

**Revised Estimated Project Cost:       \$115,000.00**  
*SBC Project No.    529/079-01-01*

GREENE VALLEY DEVELOPMENTAL CENTER, GREENEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$500,000.00 to \$682,000.00 (\$182,000.00 increase) of a project to **Renovate Cottage Bathrooms** at Greene Valley Developmental Center, Greeneville, and authorization to award a contract to WKM Construction, Kingsport, in the amount of \$558,765.00, including Alternate No. 1, based on bids received March 26, 2002.

**Revised Estimated Project Cost:       \$682,000.00**  
*SBC Project No.    344/007-01-99*

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## STATE BUILDING COMMISSION

### MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 14, 2002.

### SBC BY-LAWS, POLICY AND PROCEDURES

- 1) Approved a request to amend Item 6.03 Roofing of the *By-Laws, Policy and Procedures of the State Building Commission* relative to roof warranty requirements by inserting the word "minimum" between the words "a" and "ten-year" in the first line.

#### **6.03 ROOFING**

A **minimum** ten-year standard guarantee by the roofing systems company shall be required for new roofing systems of low pitch, commonly referred to as flat roofs; and further, the prime contractor shall be required to execute a standard roof bond, backed by a surety company licensed to do business in the state of Tennessee, for a three year period. Such standard documents shall be developed and approved by the State Architect. *[SBC Meeting Minutes 4/13/84]*

### REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Fort Campbell UTES**  
(Structural Repairs)  
Change Order No. 2  
Change Order Amount: \$4,461.66  
Change Order Percent: 7.5  
Cumulative Percent 11.43  
SBC Project No. 368/014-01-01
2. **University of Memphis**  
(Chillers Phase III)  
Change Order No. 8  
Change Order Amount: \$2,939.00  
Change Order Percent: .45  
Cumulative Percent 13.54  
SBC Project No. 166/000-02-97T

3. **Fall Creek Falls State Park**  
(Youth Camps 1 & 2)  
Change Order No. 4  
Change Order Amount: \$16,500.00  
Change Order Percent: 3.48  
Cumulative Percent 10.67  
SBC Project No. 126/036-01-00
4. **Paris Landing State Park**  
(Golf Course Irrigation)  
Change Order No. 5  
Change Order Amount: \$2,390.85  
Change Order Percent: 0.37  
Cumulative Percent 17.12  
SBC Project No. 126/075-02-00
5. **Johnson City AFRC**  
(Motor Pool Expansion)  
Change Order No. 3  
Change Order Amount: \$1,153.00  
Change Order Percent: 0.35  
Cumulative Percent 47.03  
SBC Project No. 361/043-02-96A
6. **War Memorial Building**  
(Bronze Door Restoration and Exit Upgrade)  
Change Order No. 3  
Change Order Amount: \$3,705.50  
Change Order Percent: 14.59  
Cumulative Percent 16.36  
SBC Project No. 529/090-01-99
7. **Fall Creek Falls State Park**  
(Youth Camps 1 & 2)  
Change Order No. 5  
Change Order Amount: \$1,473.49  
Change Order Percent: .31  
Cumulative Percent 10.98  
SBC Project No. 126/036-01-00

#### **SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on April 2, 2002.

**DESIGNER SELECTION LIST**

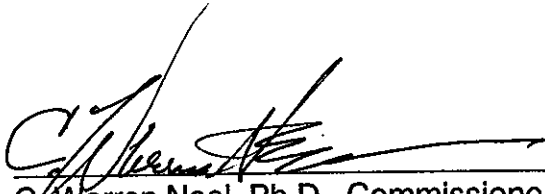
Approved the following designer selections as recommended:

- 1) **University of Tennessee Health Sciences – Memphis**  
(Master Plan Update)  
Estimated Project Cost: \$150,000.00  
SBC Project No. 540/013-02-02  
Designer: **THE PICKERING FIRM**
  
- 2) **East Tennessee State University**  
(Residence Halls fire Alarm System Replacements)  
Estimated Project Cost: \$592,000.00  
SBC Project No. 166/005-01-02  
Designer: **I. C. THOMASSON ASSOCIATES**
  
- 3) **Middle Tennessee State University**  
(Sports Museum)  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 166/009-02-02  
Designer: **TUCK HINTON ARCHITECTS**

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There being no further business, the meeting adjourned at 10:40 a.m.

APPROVED BY:



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C. Warren Neel, Ph.D., Commissioner  
Department of Finance and Administration